



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 03, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

37 November 3, 2009

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**ACCEPTANCE OF TRACT NO. 63607
UNINCORPORATED EAST LOS ANGELES AREA
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

This action provides for the approval of the final map for Tract No. 63607 in the unincorporated East Los Angeles area and acceptance of dedications as indicated on the final map for Tract No. 63607.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Make findings as follows:

- a. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the Los Angeles County General Plan as required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code.
- b. That this project complies with the provisions of Sections 66474, 66474.1, and 66474.6 of the State Subdivision Map Act.
- c. That the development of the property, in the manner set forth on the proposed division of land, will not unreasonably interfere with the free and complete exercise of any public entity and/or public utility rights of way and/or easements within the proposed division of land pursuant to Section 66436 (a)3A(i viii) of the State Subdivision Map Act.
- d. That each tenant of the proposed condominium and each person applying for the rental of a unit therein, has received or will have received all applicable notices and rights now or hereafter required by Chapters 2 and 3 of Division 2 of Title 7 of the California Government Code of the State Subdivision Map Act.
- e. That each of the tenants of the proposed condominium has received or will receive each of the notices described in Subsections (a)(2)(A) through (a)(2)(F) of Section 66427.1 of the California Government Code.

2. Approve the final map for Tract No. 63607.

3. Accept grants and dedications as indicated on final map for Tract No. 63607.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to approve the final map for Tract No. 63607. The subdivision of land is regulated by State law and local ordinance. Once the subdivider obtains the County of Los Angeles' (County) approval of a tentative map and complies with the tentative map/conditions of approval, the final map shall be approved and recorded.

Section 66458(a) of the State Subdivision Map Act requires approval of a final map if it is found to be in substantial compliance with a previously approved tentative map/conditions of approval. The Department of Public Works' (Public Works) review indicates that this final map is in substantial compliance with the vesting tentative map and conditions of approval that were approved on July 10, 2007.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Community and Municipal Services (Goal 3) by coordinating with other departments to ensure that this final map is in compliance with all conditions of the previously approved tentative map.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund. The 24 condominium units created by the recordation of this final map will provide additional property tax revenue.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Prior to recordation, approval of the final map by the Board of Supervisors is required per the State Subdivision Map Act and Title 21 of the Los Angeles County Code. With respect to this condominium conversion project all applicable notices have been received or will have been received by each tenant of the proposed condominium or person applying for the rental of a unit therein as required by the conditions of approval.

This 0.81-acre tract creates one multi-family lot with the conversion of 24 apartments in three buildings to condominium units. The final map has been reviewed by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the State Subdivision Map Act. Public Works' review indicates that all State and local provisions and legal requirements have been met on this final map.

All agreements and improvement securities, which were required as a condition of the subdivision, have been accepted on behalf of the County by the appropriate official.

ENVIRONMENTAL DOCUMENTATION

Tentative Tract No. 63607 qualifies for a categorical exemption since it meets the criteria set forth in Class III of the California Environmental Quality Act (CEQA) Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects as a result of approving the final map for Tract No. 63607.

CONCLUSION

Please return one adopted copy of this letter to the Department of Public Works, Land Development Division.

The Honorable Board of Supervisors

11/3/2009

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Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:DH:ca

c: Chief Executive Office (Lari Sheehan)
County Counsel
Executive Office